

IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE WESTERN DISTRICT OF PENNSYLVANIA

FILED  
12/19/22 10:33 am  
CLERK  
U.S. BANKRUPTCY  
COURT - WDPA

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In re:	:	Case No. 20-22585-GLT
	:	
PAUL ANTHONY IONADI,	:	Chapter 13
	:	
Debtor.	:	Related to Dkt. No. 96
	:	

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**ORDER OF COURT**

AND NOW upon consideration of the *Application to Employ Joseph Howard and Howard Hanna as Real Estate Agent* [Dkt. No. 96], it is hereby **ORDERED, ADJUDGED**, and **DECREED** that:

1. The *Application* is **APPROVED** as of on November 16, 2022.
2. Subject to the terms of this Order, Joseph Howard, agent of Howard Hanna, 6310 Forbes Avenue, Pittsburgh, PA 15217 is hereby appointed as a real estate broker for Debtor (the “Agent”) in this bankruptcy proceeding pursuant to the terms described in the Listing Agreement attached to the *Application* for the purpose of acting as the Debtor’s agent in connection with the sale of real property located at 4944 Glenwood Avenue Pittsburgh, Allegheny County, Pennsylvania 15207. Notwithstanding anything in the Listing Agreement to the contrary, a realtor commission of 6% of the sales price plus an \$395 administration fee is tentatively approved, subject to a final Court order. The Court reserves the right to revisit the commission (including a request for a 7% commission) upon approval of a sale transaction involving the property.
3. Professional persons or entities performing services in the above case are advised that approval of fees for professional services will be based on other factors as well including results accomplished, the time and labor reasonably required by the applicant to perform the task(s) involved, the customary fee for similar services, the time limitations imposed by the

retention or the circumstances encountered while performing the services, the relationship of the services, if any, to the ultimate bid amount for the subject property, and the extent and nature of awards in similar cases.

4. The approval of any application for appointment of a professional in which certain fees are requested is not an agreement by the Court to allow such fees in the requested amount. Final compensation, as awarded by the Court after notice and hearing, may be more or less than the requested amount based on the application of the above criteria.

5. On or before **December 21, 2022**, Debtor's counsel shall file a supplement to the Listing Agreement.

6. On or before **January 13, 2023**, the Agent shall file a status report on the progress of any marketing and sale efforts involving the property, and shall identify the following with specificity: (i) the date the property was initially listed for sale on the multi-list; (ii) the initial listing price for the property; (iii) whether the listing price has changed, and if so, the current listing price; (iv) detail regarding the number of showings and inquiries involving the property; (v) any offers that were received (including the amount offered, the date the offer was made, any contingencies in the offer(s), and all other relevant offer information); (vi) the plan for marketing the property going forward; and (vii) the estimated timeframe for a sale of the property to close.

7. ***Debtor's counsel shall serve the within Order on all interested parties and file a certificate of service.***

Dated: December 19, 2022

  
\_\_\_\_\_  
GREGORY J. TADDONI  
CHIEF UNITED STATES BANKRUPTCY JUDGE

In re:  
Paul Anthony Ionadi  
Debtor

Case No. 20-22585-GLT  
Chapter 13

## CERTIFICATE OF NOTICE

District/off: 0315-2  
Date Rcvd: Dec 19, 2022

User: auto  
Form ID: pdf900

Page 1 of 2  
Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Dec 21, 2022:

Recip ID	Recipient Name and Address
db	+ Paul Anthony Ionadi, 2513 Acorn Court, Wexford, PA 15090-7702

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

## BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

## NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Dec 21, 2022

Signature: /s/Gustava Winters

## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on December 19, 2022 at the address(es) listed below:

Name	Email Address
Andrew Kevin Pratt	on behalf of Debtor Paul Anthony Ionadi apratt@c-vlaw.com kmosur@c-vlaw.com;ssimmons@c-vlaw.com;jadam@c-vlaw.com;akpratt.ecf@outlook.com
Angela Sheffler Abreu	on behalf of Creditor Northwest Bank f/k/a Northwest Savings Bank AAbreu@nwbcorp.com Angela.Abreu@northwest.com
Brian Nicholas	on behalf of Creditor First Tech Federal Credit Union bnicholas@kmlawgroup.com
Christos A. Katsaounis	on behalf of Defendant Pennsylvania Department Of Revenue RA-occbankruptcy5@state.pa.us RA-occbankruptcy6@state.pa.us
Christos A. Katsaounis	on behalf of Creditor Commonwealth of Pennsylvania Department of Revenue RA-occbankruptcy5@state.pa.us, RA-occbankruptcy6@state.pa.us

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Page 2 of 2

Date Rcvd: Dec 19, 2022

Form ID: pdf900

Total Noticed: 1

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om

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Jeffrey R. Hunt

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Keri P. Ebeck

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Leon P. Haller

on behalf of Defendant Pennsylvania Housing Finance Agency-Homeowners Emergency Mortgage Assistance Program  
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Leon P. Haller

on behalf of Creditor Pennsylvania Housing Finance Agency Homeowner's Emergency Mortgage Assistance Program  
(PHFA-HEMAP) lhaller@pkh.com khousman@pkh.com;dmaurer@pkh.com;lrynard@pkh.com;mgutshall@pkh.com

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Office of the United States Trustee

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Preston D. Jaquish

on behalf of Creditor Northwest Bank f/k/a Northwest Savings Bank pjaquish@lenderlaw.com

Ronda J. Winnecour

cmecf@chapter13trusteewdpa.com

TOTAL: 17